





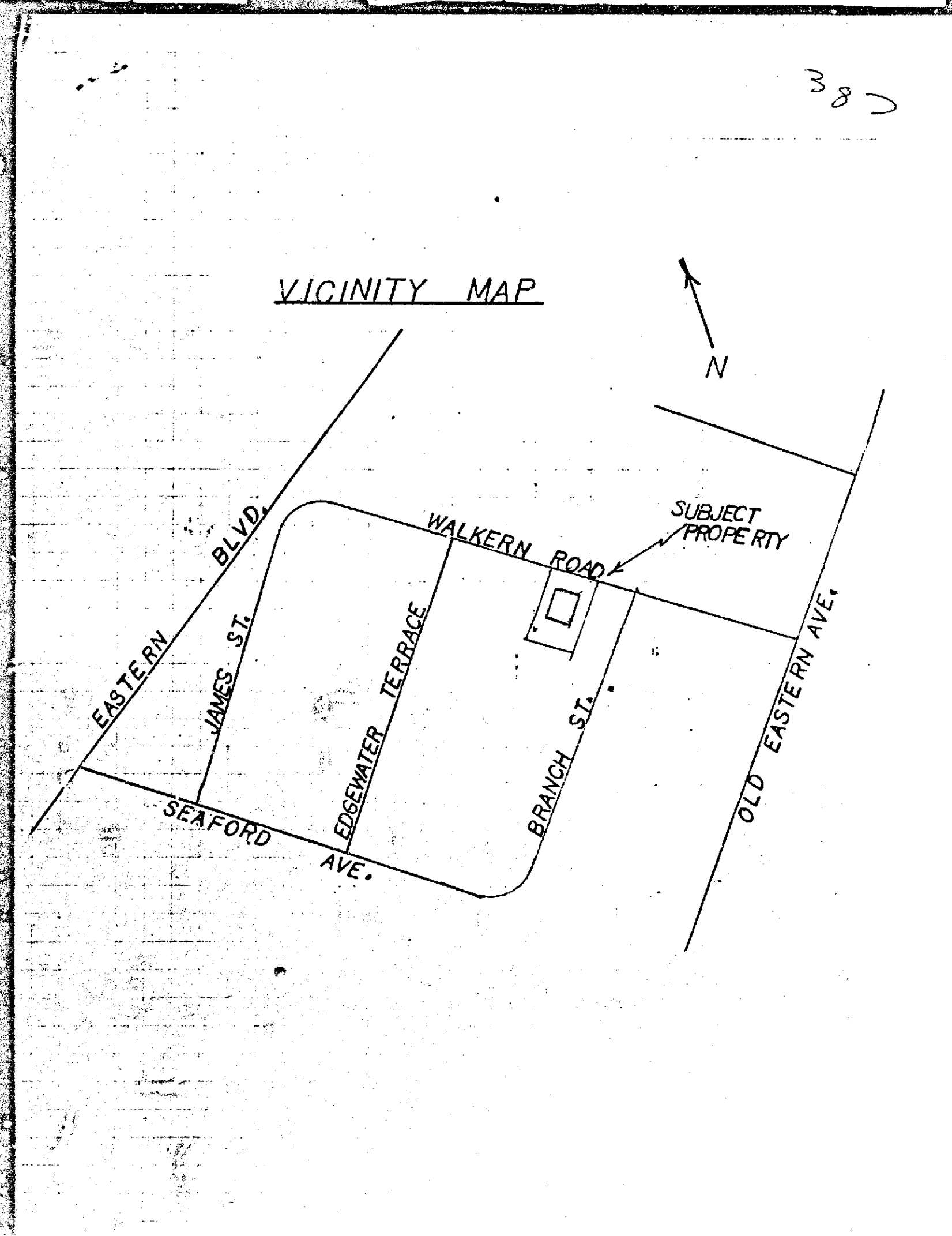
Pursuant to the advertisement, posting of property, and public hearing of the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14<sup>th</sup> day of August, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 3 feet in lieu of the required 10 feet for the expressed purpose of constructing a garage, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject to the following:

- Water run-off for the proposed garage shall be directed away from the adjoining property.

DATE RECEIVED FOR FILING  
 DATE August 14, 1984  
 BY Mary Conner (Clerk)  
 JAMES A. MARSH, Sr.

*Jan M.H. Jung*  
 Deputy Zoning Commissioner of Baltimore County



**BALTIMORE COUNTY**  
 DEPARTMENT OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 434-3333

TO: Mr. A. DIRECTOR  
 FROM: Mr. A. DIRECTOR  
 SUBJECT: Petition for Variance

Comments on Item 361 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frederick A Marsh, Sr.  
 Location: S.W.S. Walkern Road  
 Existing Zoning: DR 5.5  
 Proposed Zoning: Variance to permit a side yard setback of 3' in lieu of 10'  
 Acres: 65 x 115  
 District: 15th

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 10-82 State of Maryland Code for the Building and Code and other applicable Codes.
- Building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, Item 5, Section 1007 and Table 102, Item 5, Section 1007 of the Code.
- Requested variance conflicts with the Baltimore County Building Code, Section 1007.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
 Charles E. Burnham, Chief  
 Plans Review

CEB:rrr  
 PCH: 01-82

**BALTIMORE COUNTY**  
 DEPARTMENT OF TRAFFIC ENGINEERING  
 TOWSON, MARYLAND 21204  
 434-3333

STEPHEN E. COLLINS  
 DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Item No. 345, 356, 357, 358, 359, 360, 361 ZAC-Meeting of July 3, 1984

Property Owner:  
 Location:  
 Existing Zoning:  
 Proposed Zoning:

Acres:  
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 345, 356, 357, 358, 359, 360 and 361.

*Michael S. Planigan*  
 Michael S. Planigan  
 Traffic Engineering Assoc. II

MSF/ocm

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 SW/S Walkern Rd., 380' : OF BALTIMORE COUNTY  
 NW of Centerline of :  
 Eastern Ave. (22 :  
 Walkern Rd.), :  
 15th District :  
 FREDERICK A. MARSH, SR., : Case No. 85-42-A  
 ET UX, Petitioners :

ENTRY OF APPEARANCE

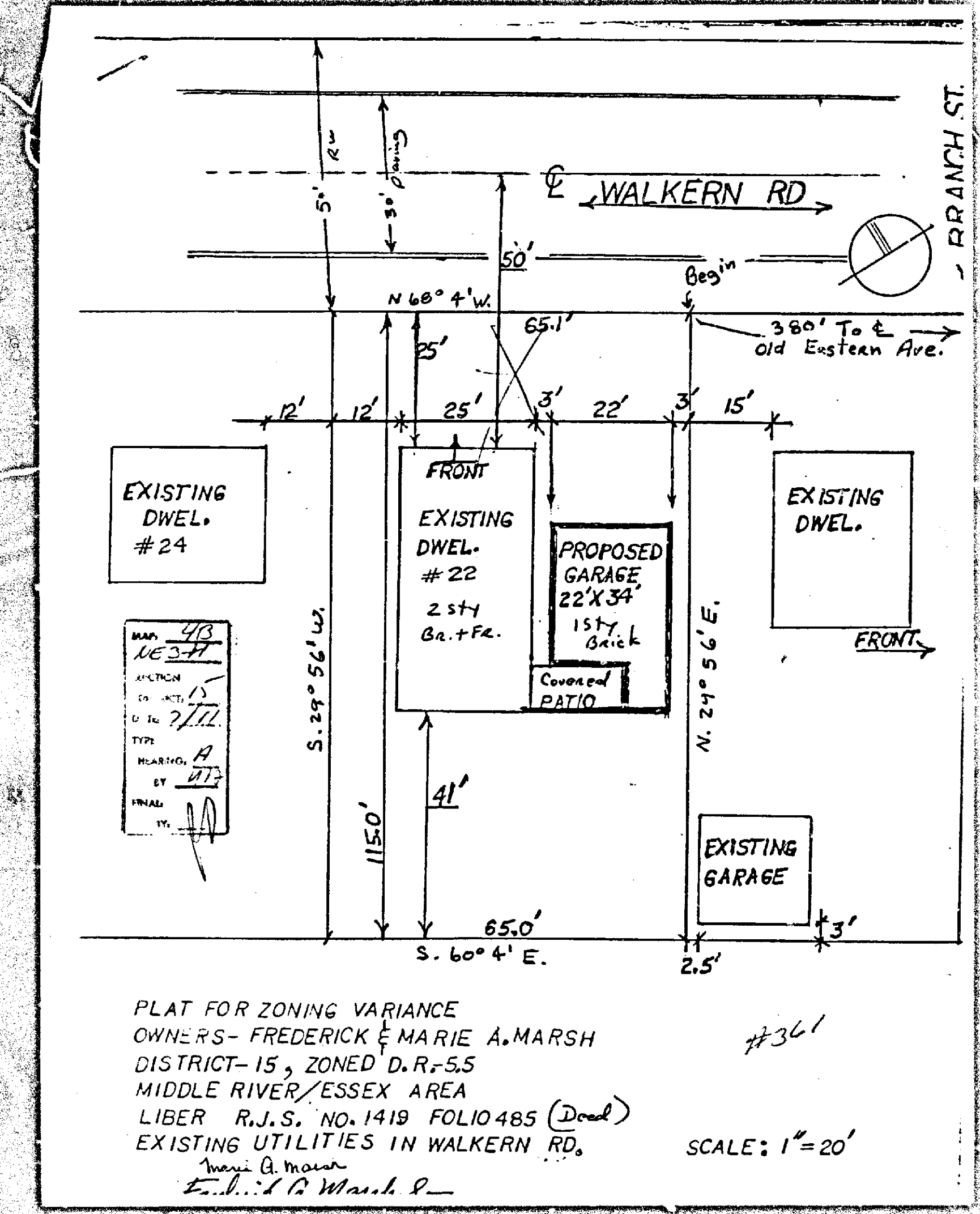
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
 Phyllis Cole Friedman  
 People's Counsel for Baltimore County

*Peter Max Zimmerman*  
 Peter Max Zimmerman  
 Deputy People's Counsel  
 Rm. 223, Court House  
 Towson, MD 21204  
 434-2188

I HEREBY CERTIFY that on this 26th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frederick A. Marsh, Sr., 22 Walkern Road, Baltimore, MD 21221, Petitioners.

*Peter Max Zimmerman*  
 Peter Max Zimmerman



MR. JABLON  
 DEAR SIR:

Will you please try and help us by having the hearing as soon as possible. We applied for a permit, but for a different location on the property. We have already bought all of the basic material and the faster has been dug. We have also had help schedule their vacation, to work on the project.

*Respectfully Submitted*  
*Frederick A. Marsh*

JUN 21 1984  
 ZONING DEPARTMENT

**BALTIMORE COUNTY**  
 OFFICE OF PLANNING & ZONING  
 TOWSON, MARYLAND 21204  
 434-3333

ARNOLD JABLON  
 ZONING COMMISSIONER

August 14, 1984

Mr. and Mrs. Frederick A. Marsh, Sr.  
 22 Walkern Road  
 Baltimore, Maryland 21221

RE: Petition for Variance  
 SW/S Walkern Rd., 380' NW of the center line of Eastern Ave. (22 Walkern Rd.)  
 15th Election District  
 Frederick A. Marsh, Sr., et ux -  
 Petitioners  
 No. 85-42-A (Item No. 361)

Dear Mr. and Mrs. Marsh:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jan M.H. Jung*  
 JEAN M.H. JUNG  
 Deputy Zoning Commissioner

JMHJ/mc  
 Attachments  
 cc: People's Counsel



July 17, 1984

Mr. & Mrs. Frederick A. Marsh, Sr.  
22 Walkern Road  
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variance  
SW/S Walkern Road, 380' NW of the c/l of  
Eastern Avenue (22 Walkern Road)  
Frederick A. Marsh, Sr., et ux - Petitioners  
Case No. 85-42-A

TIME: 9:30 A.M.

DATE: Tuesday, August 14, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 7/29/84  
Posted for: Frederick A. Marsh, Sr. et ux  
Location of property: SW/S Walkern Rd., 380' NW of c/l of Eastern Ave.  
Location of Sign: front of property (#22 Walkern Rd.)  
Remarks: Arnold Jablon  
Posted by: Arnold Jablon Date of return: 8/3/84  
Number of Signs: 1

Petition for Variance

ZONING: Petition for Variance.  
LOCATION: Southwest side of Walkern Road, 380 ft. Northwest of the centerline of Eastern Avenue (22 Walkern Road).  
DATE & TIME: Tuesday, August 14, 1984 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 3 ft. instead of the required 10 ft.  
Being the property of Frederick A. Marsh, Sr., et ux, as shown on plat plan filed with the Zoning Department.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by this date of the hearing, set above or made at the hearing.  
By Order Of:  
Arnold Jablon  
Zoning Commissioner  
Of Baltimore County

The Times

Middle River, Md., July 26, 1984

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 26th day of July, 1984.  
S. D. W. [Signature] Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 26, 1984  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 26, 1984.

THE JEFFERSONIAN,

[Signature]  
Publisher

\$20.00



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

August 3, 1984

Mr. & Mrs. Frederick A. Marsh, Sr.  
22 Walkern Road  
Baltimore, Maryland 21221

Re: Petition for Variance  
SW/S Walkern Rd., 380' NW of the c/l of Eastern Ave. (22 Walkern Rd.)  
Frederick A. Marsh, Sr., et ux, Petitioners  
Case No. 85-42-A

Dear Mr. & Mrs. Marsh:

This is to advise you that \$45.95 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]  
ARNOLD JABLON  
Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 133226

DATE: 8-14-84 ACCOUNT: R-01-615-000

AMOUNT: \$45.95

RECEIVED FROM: Frederick A. Marsh, Sr.  
FOR: Adv. + posting #85-42-A

6 023\*\*\*\*\*4525ra 2142F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE  
15th Election District

ZONING: Petition for Variance  
LOCATION: Southwest side Walkern Road, 380 ft. Northwest of the centerline of Eastern Avenue (22 Walkern Road)  
DATE & TIME: Tuesday, August 14, 1984 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

ZONING DESCRIPTION

BEGINNING for the same on the Southwest side of Walkern Road at the distance of three hundred eighty feet northwesterly from the center line of Eastern Avenue and run on the Southwest side of Walkern Road sixty-five feet thence South twenty-nine degrees fifty-six minutes West one hundred fifteen feet thence South sixty degrees four minutes East sixty-five feet and North twenty-nine degrees fifty-six minutes East one hundred fifteen feet to the place of beginning. The improvements thereon being known as No. 22 Walkern Avenue, 15th Election Dist.